



MISSOULA
PROPERTY MANAGEMENT

PET LEASE AGREEMENT

This Agreement made this _____ day of _____ by and between _____ herein referred to as "Tenant(s)" and Missoula Property Management, LLC. hereinafter referred to as "Manager", having its principal office at 5735 W. Harrier Drive, Missoula, MT 59808, is attached to and made part of the Residential Lease Agreement dated the _____.

Tenant agrees to keep the following named and described pet(s):

<u>Pet 1:</u>	Name:	Type:
	Breed:	Age:
	Color:	Weight:
	Sex:	Spayed/Neutered:

<u>Pet 2:</u>	Name:	Type:
	Breed:	Age:
	Color:	Weight:
	Sex:	Spayed/Neutered:

GENERAL:

1. Tenant(s) agree that the Manager has the right to remove pet permanently from the premises if pet becomes a nuisance, causes disturbances, or damages the premises. Refusal to comply shall cause a termination of the Rental Agreement and immediate eviction. Examples of such behavior include, but not limited to:
 - a. Personal injury or property damage caused by unruly behavior.
 - b. Excessive/continuous noise causing disturbance to any person at any time of the day or night.
 - c. Pets that relieve themselves on walls or floors of common area.
 - d. Animals who exhibit aggressive or vicious behavior.
 - e. Pets that are conspicuously unclean or parasite infested.
2. No additional pet(s) of any kind are authorized under this agreement, even temporarily. No other pet(s) shall be allowed to be on the premises unless written authorization is provided from the Manager. Pets of guests are not allowed on the premises.
3. Rules and care of pet(s):
 - a. Tenant(s) agree the pet(s) named and described above will be confined to the Tenant's rental premises at all times, except when on a leash, and accompanied by and/or under the control of the tenant(s).
 - b. At no time will the pet be left unattended when out of the tenant's unit.
 - c. Tenant(s) who walk pet(s) are responsible for immediately cleaning up after their pet(s), and properly discarding the bagged droppings in an appropriate trash receptacle on a daily basis. This applies to common areas as well as all areas of the building.
 - d. Dogs and cats are required to be "house-broken", at least 6 months old, and cats must be litter trained.
 - e. No pet(s) may be kept, bred or maintained for commercial purposes.
 - f. Tenant(s) agrees no offspring will be allowed to remain on the premises.
 - g. Tenant(s) agrees not to leave their pets unattended for any unreasonable length of time.
 - h. Tenant(s) agrees not to leave food or water for their pets outside their dwelling.
 - i. Tenant(s) understands feeding, caring for, or otherwise aiding stray animals is prohibited.
 - j. Tenant(s) shall take precautions to eliminate pet odor within the unit or about the premises.
 - k. Tenant(s) will provide adequate and regular veterinary care of pet(s).
 - l. Tenant(s) by having the pet(s) agrees not to breach any type of health or safety codes or any local, state or federal laws or regulations by having the pet(s).
 - m. Manager may require more frequent housekeeping inspections for Tenant's with pet(s).

- n. A professional hot water extraction carpet cleaning and deodorizing is recommended every 6-12 months and required upon move-out.
4. **Pet Damages:** Manager shall not be liable for any damages to person or property caused by the pet (named and described above) and Tenant(s) hereby agrees to hold Manager harmless for such liability. Tenant(s) who own pets shall be liable for the entire cost of damages caused by their pet and all cleaning and deodorizing required because of such pet(s). Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other Tenant(s), staff, or visitors on the premises, caused by their pet(s). (Pet liability insurance can be obtained through most insurance agent and can be included in renters' insurance.)
- Tenant is responsible for all damages caused by the pet and agrees to reimburse Manager for all such damages. Tenant also understands any damage to the landscaping or lawn area (bare patches, worn paths, etc.) will be replaced with new landscaping. The amount of the damages shall be assessed and is payable as additional rent due at that time.
- It is also understood and agreed Tenant(s) will permit Manager to professionally fumigate the premises, including any grounds for fleas and/or ticks and clean all carpets when Tenant(s) vacate the premises. If such service is required, it will be at the sole expense of the Tenant(s).
5. **Additional Covenants:** I accept financial responsibility for the entire amount of any damages or injury to persons or property which may occur because of my pet. I have received copy of the Pet Lease Agreement and agree to comply with its terms. I understand the violation of any of these rules may be grounds for removal of my pet(s), violation fees, and/or termination of my tenancy. Should it become necessary for the Manager to obtain an attorney for the collection of any sums due under the terms of the lease, Tenant(s) agrees to pay all reasonable attorney's fees incurred plus any related costs and expenses whether or not suit is filed and pay any collection agency fees. In the event any of the terms of this lease shall be determined invalid by the courts, the remainder of the lease shall remain valid.
6. **Tenant(s) with disabilities:** Notwithstanding any other provision herein, people with visual, hearing, and physical disabilities may keep certified guide dogs or other service animals, respectively, in their premises. Further, nothing herein shall hinder full access to the premises and the common areas by persons with disabilities.
7. **Release:** The Tenant(s) understands when signing this document, the Manager may be delayed in assisting Tenant(s) in an emergency if the pet(s) prohibit entry to the unit or otherwise indicates aggressive or protective behavior; appropriate emergency persons would be called to resolve the situation at the Tenant's expense. The Tenant(s) therefore, will not hold the Manager responsible for personal damages or problems resulting from any delay.
8. **Tenant(s) agree to deposit;** with Manager upon execution of this supplementary Pet Lease Agreement the additional sum of _____ as an additional deposit and the additional sum of _____/per month to be paid as additional rent due at the same time as the monthly rent payment. The additional deposit is separate and apart from security deposit and is refundable in full or part; after the move out inspection, subject to the conditions of the premises due to any damages. The additional deposit cannot be applied to rent by the Tenant(s).